

STAMFORD PLANNING BOARD
REGULAR MEETING & PUBLIC HEARING
APPROVED MINUTES, TUESDAY, MARCH 17, 2015
4TH FLOOR CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair, Claire Fishman, Roger Quick, Jay Tepper and Michael Totilo. Alternates: Jennifer Godzeno (new Alternate), William Levin, Zbigniew Naumowicz. Absent: None. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner.

Ms. Dell, Chair called the meeting to order at 6:40 p.m., and introduced the members of the Board to the new Planning Board Alternate member, Jennifer Godzeno and welcomed her to the Board. Ms. Dell introduced the first item.

REGULAR MEETING – 6:40 PM TO 7:00 PM

ZBA REFERRALS:

ZBA Appl. 015-15 29 Fairland Street, the applicant is requesting variances of Table III, Appendix B for side yard setbacks. After a brief discussion with the Board, Ms. Fishman moved to recommend that the ZBA approve ZBA Appl. 015-15, and that the application was consistent with the adopted 2015 Master Plan; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

ZBA Appl. 016-15 257 Erskine Road, the applicant is requesting variances of Table III, Appendix B for front yard, street centerline, and rear yard setbacks. After a brief discussion with the Board, Mr. Tepper moved to recommend that the ZBA approve ZBA Appl. 016-15, and that the application was consistent with the adopted 2015 Master Plan; Mr. Quick seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

PLANNING BOARD MEETING MINUTES:

Meeting of 3/10/15: Ms. Dell pointed out that Ms. Fishman was absent from the last meeting, and that she would recommend amending the minutes to attach the Memo to the Zoning Board on the Board's concerns and suggestions concerning the Scope of Work for the Boatyard proposal. After a brief discussion with the Board, Mr. Totilo moved to adopt the minutes of 3/10/15 as amended; Mr. Tepper seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Levin, Quick, Tepper, and Totilo).

Ms. Dell opened the Public Hearing on Subdivision Application #4015 – Stillwater Associates, LLC, and called upon the applicant to make their presentation on the application to the Board.

PUBLIC HEARING: Subdivision Application #4015 of 1045 Stillwater Associates, LLC.

The applicant has applied to subdivide the property commonly known as 1045 Stillwater Road, Stamford, Connecticut into six (6) parcels. The property is located on the south side of Stillwater Road and the southeast terminus of Stillview Road. The property is +/- 2.964 acres and is located

in the R-20 zone. Mr. Joseph J. Capalbo, II, attorney and Mr. Len D'Andrea, P.E. Surveyor made the presentation for the applicant to the Board and neighbors. After the presentation by the applicant's representatives, Ms. Dell asked if anybody from the audience wished to speak for the project, no one spoke. Ms. Dell then asked for those who were opposed to the subdivision, and a number of neighbors spoke. Among the issues discussed were concerns regarding the additional traffic and the three curb cuts; the two lots closest to the Mill River given the flooding issues that they witness; and that Stillwater Road was just repaved, replacing the surface. Upon the completion of the public hearing, Ms. Dell announced that the Board would not be deliberating on this subdivision, but would deliberate at either its March 31st or April 7th meeting. Mr. Tepper moved close the public hearing on Subdivision Application #4015; Mr. Totilo seconded the motion, and the motion passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Quick, Tepper, and Totilo).

Old Business

None.

New Business

Dr. Woods discussed the results of the Zoning Board's discussion regarding the Scope of Work for the peer review of the proposed Boatyard project. Among the items brought up was that the Zoning Board was not happy with the lack of one proposed application but scattered, and that the applicant has not as yet produced the Marketing Analysis and other documents needed for the consultant to review.

Mr. Quick presented the Board with a possible solution for the pothole repair in the winter time, and Dr. Woods reported that the City was in the process of purchasing a "hot box" trucks for potholes, but would check with Ernie Orgera in the morning.

Ms. Fishman asked about the City's policy for below market rate housing units versus NYC's past practice to allow a separate entrance for "poor residents"? Dr. Woods explained to the Board that the City's policy is to not allow separation of units by income, and that we carefully inspect the units to insure that they are not clustered in one area, and the types of units by bedroom size are also proportional.

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 8:55 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

Note: These proceedings were recorded on tape and are available for review in the Land Use Bureau located on the 7th floor of Government Center, 888 Washington Boulevard, during regular business hours.